25,000—9-11-32.

Block 7

Rack No.

Shelf No.

Serial No. 1238

General No 1930

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Trichingoor 5th September 179[illegible]

[Lie]utenant Colonel Read

Collector of the Baramahl &c.a

Sir,

Since transmitting you my Letter of the 18th of July I have received yours of the 25th of the same Month. I shall now as you request answer it Par: by Par: tho I have little to [illegible] that will not be a mere Repetition of what I [have] already said on the same subject.

— 1.st "Poverty of the Inhabitants in general"

A long series of oppressive government and particularly under Tippoo had reduced the [illegible] when delivered over to the Company to such a state that a rich farmer was no where to be found not one among them perhaps was worth 100. Pagodas exclusive of his farming stock— Scarcely one of them rented lands to the amount of fifty Pagodas a year— One half of all the farms [illegible] not above ten Pagodas each, if there any where appeared a farm of 80. or 100. Pag.s tho' Nominally held by

one

one person it was in fact occupied by three or four families of Brothers & Relations — The farmers were then and are now composed of three Classes — The first contains the small number of those who are able to give their lands the highest degree of Cultivation. The second contains those who can give them sufficient to produce an Ordinary or moderate Crop and the third which is as numerous as the second contains those who from want of cattle cannot half plough their Lands and never manure or weed them at all — It is among this last Class that failures generally happen — many of them have not a single bullock but borrow or hire a pair for a short time during the ploughing season with such a miserable Cultivation the whole produce of the land is frequently insufficient for their subsistence during the year — far less to pay their rent. Many of them have no serious intention of paying any, when they take the farm. If it is an unusually plentiful season they give what they can spare — if it is otherwise they give nothing and in either case they gain what they wanted which was to subsist a great part of the year for less

labour

labour than they could have done had they worked as labourers under another man — people of this description ought rather to be labourers than farmers in any plan for the relief of the inhabitants it is those who have some property and pay their rents regularly that ought to be the chief object of attention — a lighter assessment than what they have hitherto experienced seems to be the only means of bettering their present condition. —

"Par. 2d. Frequency of their Removals"

2 Rayets remove from a variety of causes but the principal is inability to pay their rent another cause is unhealthiness of situation — and in some few instances family disputes produce the same effect but all these causes combined are not of such magnitude as to have any very material influence on the stability of Revenue.

— The Rayets have no particular passion for emigration they rarely can think of quitting their village while they can live in it — and even when either from too high an assessment or from misfortunes they are obliged to relinquish their lands they generally remain where they are

in preference to removing to another Village or a foreign Country — but they are notwithstanding still entered in the Accounts as emigrants for it is the practice to consider all Rayets who give up their lands as such whether present or not — and if a man holding two farms under different names in a Village — throws up one of them and takes a larger in exchange in the same Village — he is still written down as an Emigrant from one farm — By these means there is often a long list of Emigration where little or none has actually happened — It is only when farmers remove with their Stock to a foreign Country that Revenue suffers a loss — but this is so rare that in all the Districts of Sankhedroog & which pay above 80,000 Pagodas there has not been a single instance of it during the last twelve Months — When a farmer removes with his Stock from one Village to another it makes little or no difference to Revenue because he generally pays the same or nearly the same Rent as before

"Par 3.d Fluctuation of Stock"

3 The fluctuation of Stock may prove detrimental to Revenue in two ways either when the Cattle employed

imployed in agriculture are diminished by distempers or when a part of them are sold out of the Country in order to pay up the Rents — The distemper among the horned Cattle is not more common — and is perhaps less distructive than in most other Countries, it usually appears after a very long drought and ceases on the setting in of Rainy weather its ravages never extend over a whole District far less over a whole Province at once but are generally confined to a few Villages and are prevented from spreading by the inhabitants of the Neighbouring Villages driving their Cattle to a distance. The loss on these occasions is said to be commonly from one quarter to one half of the whole. The disorder among Sheep some times sweeps away the whole flock but the Contagion as among Cattle is partial — The greater part of the Ryots have no Sheep at all and those who have them have only a small Number which they can therefore the more easily preserve from the infection and it scarcely ever happens that the loss among them is so great as to disable them from paying their Rents — The great sufferers are the

Shepherds

shepherds who travel about the Country with large flocks manuring the lands of the farmers for hire but as they pay very little rent their losses cannot materially affect revenue nor are they long felt in the general Stock of Sheep in the Country for as it is the Custom among Shepherds to give individuals of their cast who have been unfortunate a small flock by contribution and as Sheep multiply fast the sufferer in a few years often sees himself master of as many as before — Cattle and Sheep are exported to the Carnatic and a few to Mysore but I believe that it is such only as have been bred for sale and no part of the Farming Stock — Numbers of the ploughing Cattle of the poorer farmers are sold every year to discharge their Rents but as the greater part had been previously bought at the beginning of the year by means of the annual advances for Cultivation — These farmers are no worse than they were they have earned their Subsistence paid their Rents — and returned the Cattle which they had borrowed or what is the same thing purchased

with

with borrowed money - They again follow the same course the next and probably several successive years till they are fortunate enough to be able to discharge both their Rents and advances for Cultivation without being obliged to sell their Cattle - But some of the ploughing Cattle sold belong to Rayets who have received no advances for Cultivation - These men are therefore worse than they were at the beginning of the Year - They have lost a part or the whole of their Cattle and there is a great fluctuation in their Stock - but it does not follow that there is any in that of the whole Community for the Cattle have fallen into the hands of richer farmers and their labour will still be as productive as formerly - In whatever way this subject is considered there is no ground to apprehend that either from distempers among the Cattle from their being sold out of the Country, or from any other cause the fluctuation of Stock among the farmers will ever be so great as to produce any change in the stability of Revenue -

"Par" "4th Precariousness of the Crops". -

4. The Crops here are I imagine as certain as

in any dry grain Country whatever. There is no instance of a famine, nor even of any Considerable scarcity ever having occurred in peaceable times - Different kinds of dry grain are sown from May to November - and wet grain wherever there is water all the year round - There is a Variation in the mode of Agriculture and in the productions of almost every District so that failure of Crops are commonly confined to a particular tract & seldom extending to more than one or two Districts an frequently only to a few Villages but the failure - where greatest is hardly ever total some part of the Crop is generally saved and even where the grain has suffered most the Oil nut, the Cotton and the pulse sown along with it in the same field may have escaped entirely - Should however the whole be lost the farmer has still other resources to look to he has other fields sown at later periods with the same or other kinds of grain which may yield the usual Crops he can also plough up the field which has failed and get a late Crop from it which tho' not so abundant as the first might have been will help to pay his Rent, By havin

sia

six Months of seed time to sow according as the season answers — and by having many different species of Grain some of which are calculated to resist the attacks of drought and insects by which others perish — the failures of crops are never general and scarcely ever such as to destroy the whole harvest of any one farmer — This is a misfortune which can only befal some indigent man who has only one field and has not the means of labouring it for a second Crop after the failure of the first — all other farmers after the most unfavourable seasons either obtain as much from their lands as enables them to pay their rents, — or they get as much as when joined to the savings of the preceding year enables them to do so, or if they have no former savings they find people willing to lend them what they want from the conviction that their distress is only temporary and will easily be removed by the produce of the ensuing year, there is not much Rice ground in this Country but all that is watered by the Cavery yields constantly two Crops and by the smaller rivers one Crop every year — There are many

many small Tanks which do not give above one Crop in three or four Years but this is not any fault of the seasons from their situation those who constructed them could never have expected that they would give more the seasons are not irregular because they are unproductive for three or four Years but they would be irregular were it otherwise. This circumstance will not hurt Revenue because it is supposed that the Rent of them is low in proportion to the supply of water — In Villages where there is nearly an equal quantity of wet and dry lands no Variation of the Seasons can ever much distress the farmers — If there are frequent gentle showers not sufficient to fill the Tanks the wet Crop fails but the dry is abundant — if a drought prevails throughout the Year with the exception of only one or two heavy falls of Rain the Tanks are filled and there is a plentiful wet Crop but the dry is lost so that nothing but what never occurs an entire cessation of Rain for twelve Months can ever deprive the farmers of more than half the usual produce of their lands — Tanks therefore contribute more to Revenue

than

than what they pay directly because they give stabi-
-lity to it by rendering the Ryots more able than
they would have been with no dependence but on
their dry Crops only to bear up against unfavourable
seasons. There is upon the whole however no such
precariousness of the Crops in this Country as can
in the least endanger the permanency of Revenue

Par. 5th "The fluctuation in the price of Grain"

I have not observed any remarkable fluctuation
in the price of Grain, it has fallen from the height
to which it had been raised by the War to the
level which it usually holds in time of tranquility
- It has been at this level for the last two years
and will probably remain there until again
raised by War or some extraordinary event. It
did not fall compleatly till the third Year
after the War, because there was for near two
years a great demand from Mysore and
because high prices do not immediately cease
when the occasion of them is removed. The
present price is nearly that by which the
Settlements were regulated every diminution
in it will make the condition of the farmers

worse

worse and the difficulty of paying their Rents greater than it was intended to have been – but there is no reason to suppose that it will fall any lower the chance indeed we may say the certainty is that all fluctuations hereafter will be above the present Standard and consequently always in their favor – As every rise in the price is to them the same thing as an abatement of Rent it is to be wished that it were some what higher or rather that the demand were greater but there is no prospect of speedily accomplishing either of these objects – for it can only be done by increasing the exportation or the home consumption or by growing less grain and more productions of greater value but as all the Neighbouring Countries have enough of most kinds of grain for their own use and as the carriage of so bulky an Article is very expensive nothing but scarcity war or some such extraordinary occurrence can produce a temporary increase of exportation from hence – The home consumption can only be augmented by the increase of wealth or population both of which are slow in their progress

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-It's probable that the abolition of all duties on grain
at the beginning of the Current year will by lowering
the price to the consumers somewhat increase the
consumption and raise the price at which it is sold
by the farmers- To raise less grain and a greater
quantity of the more valuable productions of the
soil seems to be the most likely method of rendering
it a more profitable Commodity to the farmer than
it is at present but as the cultivation of these
productions is more expensive than that of grain
and as few of the farmers have much stock every
impost every restraint that might in the least
discourage them from engaging in such underta-
-kings ought to be done away all the late duties
therefore on Beche Tobacco and other garden pro-
-ductions are extremely impolitick and can only
tend to perpetuate the poverty under which
the farmers have hitherto lived- When a Country
exports no Grain and has already more than
sufficient for its own consumption every succeeding
addition to the population of farmers who culti-
-vate grain only can add little or Nothing to
Revenue and will by demminishing the price as
it

it increases the quantity prove detrimental to the whole body of Cultivators - In such circumstances any increase of grain Cultivators is superfluous to agriculture but as the laws of their Casts hinder them from engaging in Manufactures - they must still continue husbandmen and in this occupation they can only be usefully employed in rearing productions for which there is a demand but as most of them are too poor to attempt any thing out of the common way every encouragement should be given to those who can - With this view so far from imposing new taxes on Garden productions all the old ought to be remitted and no duty of any kind collected on those which are the growth of the Country - The loss to revenue would be trifling and temporary and the advantage to the farmers great and lasting - It would draw a considerable part of the Stock of principal farmers to the Cultivation of Garden productions - and as it would by this means diminish the quantity of grain - it would raise the price of it - open a ready Market for the sale of the whole of it, and render the price less liable to fluctuation - As the whole quantity raised in the Country cannot always be

be easily disposed of, not only all the more needy &
farmers who are obliged to sell in order to pay their
Rents bring the whole of their grain to market
the moment the Crop is gathered in but also many
of the more substantial who are in no immediate
want send a portion of their Stock there at the
same time from the apprehension of not finding
sale for the whole at a later period This reduces
the price of the quantity first brought to mar-
ket below the level at which it ought naturally
to have sold and it also has the same effect
on the Remainder tho in a smaller degree, for
when grain is once reduced below its natural
price if the sellers are numerous and indigent
and the buyers few it is more likely to continue
some what below, than to rise to the proper
standard

It is not probable that in any fluctuations
the price will fall below what it has usually
been for the last two years and while this is
the case they can have no influence in weaken
ing the Stability of Revenue The fluctuation of
of Stock The precarious ~~ness~~ of Crops and the
price

prices of grain as far as they regard this point might be all included under the single head of poverty of the farmers, for it is only the poorest of them who fail from any of these causes.

Par 6th Present high rental which generally affords no other reward to the Cultivator than the wages of labour –

The present rental is what the farmers have always been ~~accustomed~~ to pay and it is easier to them than formerly when the times and the portions of it to be collected were arbitrary and when the payment of the whole did not secure them from extra demands. It in most cases affords a greater reward to the Cultivator than the wages of labour and this in various gradations according to his circumstances. There are many who do not pay in rent less than one half of the produce some pay only one third and others not more than one quarter or even one fifth but I imagine that about one third is the proportion which the greatest number pay – The difficulty that the farmers have in procuring new servants or even in retaining their old ones a complaint

complaint which is every day heard and which is occasioned by every mans taking land on his own account as soon as he is master of a single Plough is of itself a sufficient proof that farming affords some thing more than the wages of labour. There are several thousand farmers in the Country who do not pay more than 5 Pag.s Rent they must receive more than half the produce for it cannot be supposed that they maintain themselves and their families twelve months on five Pag.s The Rent of land appears high or low in a great measure in proportion to the Stock employed in its cultivation. The whole lands of this Country have not I am convinced one third of what they ought to have, the culture of them is of course extremely defective. They do not yield one third of the produce which they ought to do and the Rent is therefore said to be high. Only a few farmers are able to bestow on their fields the highest degree of cultivation many never weed them, a very great number never manure them, and many only plough them once, instead of four or five times. These last cry out against the Rental

becau

because it affords to them only the wages of labour but it is all that they are entitled to, for men without stock cannot in any part of the world expect to reap the advantages of it - To such men the lowest Rent is oppressive, and to reduce it to meet their wishes would annihilate Revenue altogether - The other Classes of farmers pay their Rents without difficulty and gain some thing above the wages of labour according to the quantity of their stock - The regulation adopted the current year of permitting them to throw up as much of their land as they please as it increases the proportion of stock to Cultivation is nearly the same thing as a Reduction of Rent, for the usage was to make assessments as much upon stock as upon land and to make the farmer who had ploughed twenty acres last year pay the same this year though he only ploughed ten if his Stock remained undiminished - This liberty of throwing up their lands was a great Concession in their favor - but as their lands are still greatly under stocked and consequently unproductive such an abatement of Rent ought to be made as might facilitate the means of stocking them

completely

compleatly - It is only for the purpose of hastening the attainment of this object that I think any Reduction necessary for there are some arguments against bringing rents to a very low standard. —

It in the first place directly cuts off a part of the Revenue and it forces many of the head farmers to Narrow the limits of their farms from the loss of their labourers whom it tempts to leave them in order to set up for themselves. in this way also there will be some decrease of Revenue, because the labour of the servant in new land will not produce so much as it did on that of his master - but this decrease will not be lasting for it will soon be made up by the extra labour of the new farmers who with the exception of a few of the most indolent will do much more work on their own account than on that of another - by the increase of population to which the division of lands and low rents are favourable - and by the Multiplication of cattle and every kind of farming stock which is always better managed by small than by great farmers - Those men whose farms have been lessened by the desertion of their labourers

labourers must principally depend upon the increase of their own families for hands to enlarge them to their former size - because while Rents are low and while there are vast tracts of good land unoccupied of which any body may take whatever they want every man who can purchase a Bullock will farm for himself and this difficulty of obtaining labourers will continue untill all the lands which can easily be rendered productive shall be brought into cultivation

With regard to the probable effects of the survey assessment on the permanency of Revenue I have not the least doubt but that the amount of the rents of all the lands which may be occupied the current year may be collected without the smallest deficiency for any length of time - Any remission therefore merely with the design of securing the realization of Revenue is unnecessary but such important benefits will immediately accrue to the Country and at a future period to Revenue itself from facilitating the means of increasing the Stock of the farmers that I think it would be doing an injury to both not to remit 15 ℘ Cent of the Lease assessment - This is apparently less than

than the 20 ℘ Cent which I recommended in my letter of the 15th November 1796 but it is in fact more because I conceive that the advantages which the farmers will derive from the permission of relinquishing a part of their lands, concentrating their Stock upon a smaller quantity will be at least equal to 10 ℘ Cent"

Ver. 7 Consequent cheapness of the Land"

10. The Rental is not the sole cause but only one among many others of the cheapness of Land – The cheapness is occasioned by the poverty of the inhabitants which hinders them from stocking their lands and drawing from them the produce which they would yield if well cultivated – but it may be said that the rental is the cause of this inability This is not however the case – for had not the exactions of Government and its Servants beyond the fixed Rent perpetually stript the farmers of all their gains numbers of them might now have been rich and their lands might have yielded treble their present produce and been of course so much more valuable – The cheapness is also occasioned by the insecurity of property arising from frequent wars and conquests which render the possession of land

precarious

precarious — It is occasioned by the manners of the farmer whom a long experience of the violence of their rulers has made distrustful and who therefore either squander or bury their grains instead of employing them in the cultivation and improvement of their lands — It is occasioned by the high interest of money — which induces those who have it to employ it in other channels which they think safer than farming — It is occasioned by the want of Confidence in Government which deters those who might be disposed to lay out their Money in improving land from doing so from the apprehension that the rent may be raised — and it is occasioned by the great tracts of arable lands which for want of Cultivators remain in the hands of Government ready to be given to whoever will take them — It is plain enough that as long as these remain unoccupied no other lands can have any value because no man will buy what he can get for nothing — Poverty and high rent are much the same thing to the farmer for both leave him only a small share of the produce — The one prevents him from making the land productive the other takes the produce from him — if the rents

of

23

of improved and unimproved lands are proportionable to their produce and if they are fixed the situation of the farmer upon the unimproved is better than upon the improved lands because he may hope by his industry to bring them to the same high state of Culture and to gain all the difference — almost the whole of the farmers of these Districts are upon unimproved lands — and though their poverty makes their share of the produce smaller than it ought to be yet it is plain that after paying all expences they gain the usual profits of Stock for were not this the case what is now employed in farming would soon be consumed — There is even great reason to believe that all except those of the poorest class gain more on their Stock than many of any other profession but tho' their gains were double or treble the usual profits of stock it would not give land any value — Suppose the total produce of a farm is 300 Rupees the rent one hundred all expences and the Ordinary profits of stock one hundred and that the remaining 100 is an extra profit This would not make the farm saleable because as every farmer could make the same on his own none of them

them could give any thing for it but if there was a farm of equal Rent which in consequence of Wells or other improvements yielded an extra profit of 200 Rupees a small price would be given for it but such equal to one years purchase because the purchaser could not be sure how much the rent might be raised the following year. The want of fixed rents by discouraging improvements has hitherto prevented land from becoming of any value and were they now fixed it is probable that the want of confidence in Government which has always hitherto prevailed would for a long time continue to produce the same effect it will deter Merchants from employing any part of their Capital in farming even tho' the profits of it should be much greater than those of trade because it exposes their property more to public view and to the exactions of Revenue for when they farm they must in order to do it to advantage have a number of cattle & stores of grain and they must lay out money in the improvement of their land these are things that cannot be concealed or withdrawn from the rapacity of Government - If they wish to

to save themselves by flight they cannot easily remove their Cattle or grain and they must leave their land with whatever money they have sunk on its improvement. But trading property on the other hand is little exposed to sight is easily secreted or transferred and thereby renders traders more capable than farmers of evading extortion. The Want of confidence therefore tends to keep land cheap not only by discouraging the farmers from improving but also by hindering it from deriving any assistance from the Capitals of Merchants or manufacturers. The Rental is so far from being the sole cause of the cheapness of land that were it reduced one half the cheapness would still continue the same as long as there should be any unoccupied arable on hand to be given away for nothing and were even the whole arable land under cultivation none could fetch any price until there was some surplus of Stock because no man will purchase unless he has besides the Stock of the old farm a sufficiency for the new one

11 Tho' the lowering of the assessment by enabling the

the farmers to increase their stock would accelerate the arrival of the period in which all the arable lands would be occupied and become saleable — yet it is not to be imagined that this purpose would soon be accomplished for men must have property before they can buy and in a country in which there are no wealthy farmers no reduction of rent can suddenly create them — Were a Reduction of 15 per Cent to be allowed and lands after a certain number of years to become saleable it is impossible to form any accurate estimate of what the Government's share of the Gross produce would then be — it would probably vary from one third to one tenth according to the different degrees of culture bestowed on the lands. —

Par. 8. Smallness of the farms in General

12 One cause of this is the assessment, but a still stronger cause is the poverty of the Inhabitants to which may be added the facility of farming and the Cheapness of land high Rents and poverty operate much in the same way against the enlargement of farms by leaving little profit to the cultivator and preventing the accumulation of Stock — When farms are

are small from these causes they mark the distress of the Country but they are also small from opposite causes — To commence farming in this Country very little capital is required — The farmer makes his own hut and has no occasion to expend a single rupee on any kind of building all that he wants is a pair of Bullocks a plough and a little grain with these he begins and generally succeeds in his undertaking — It is therefore obvious that every advance towards improvement in the condition of the labouring Peasantry tends to oppose the enlargement of farms because whenever labourers acquire any property they will leave their masters and farm for themselves and this will constantly happen as long as land continues so cheap or as Government have plenty to give gratis to whoever demands it — There is also little doubt but that in consequence of this desertion of labourers the head farmers in order to retain them will augment their Wages and thus hasten what they wish to prevent — If a price were put on all waste lands it would by checking this desertion contribute to promote the enlargement

enlargement of farms and likewise the Saleability of the lands in Cultivation - but this measure though it would be advantageous to the principal farmers would be prejudicial to the great body of the Cultivators - There is no reason to regret that farms are small it is better on every account that they should be so for population for industry and for general wealth - it does not produce men of great fortunes and over grown possessions but it lessens the number of poor, and raises up every where a crowd of men of small but of independent property who when they are certain that they will themselves enjoy the benefit of every extraordinary exertion of labour work with a spirit of activity which would in vain be expected from the tenants, or Servants of great Landholders - If the expence of Collection be some what increased by the smallness of Farms it is amply repaid by the augmentation of Revenue. There is also less danger of loss by outstanding balances from small than from great farms because the failure of the small farmer is for a trifling sum is known at once and can be easily remedied but the great farmer will not stop payment until he has received every man

unde-

under him and rendered them incapable of paying their usual Rents for a Number of years - Were there any necessity for making great farmers it could only be done by encouraging all the petty farmers, and diminishing Revenue - for as there is no man in the Country who has more stock than is barely sufficient for his own Lands if waste is given to him he cannot cultivate it - if other farmers are placed under him - it can be of no use to him - unless a Reduction of Rent is granted one part of which may go to him and the other to them - both would then be gainers but as they were independent farmers as well as him, they will think when Government consents to Remit a part of the Revenue, that they are entitled to the full proportion that falls to their respective lands, and that it is hard to be obliged to share it with him and many of them even will not consider the Remission as an equivalent for being rendered dependant. - It would indeed be extremely absurd to apply any portion of it to the purpose of enriching particular farmers and raising them above their Neighbours - If ever any is allowed

it

it ought to be distributed fairly among them all- Every one ought to have just as much land as they stock and cultivate themselves - all of them ought to have the same advantages and they ought to be left entirely to their own exertions to extend or contract their farms according to their various fortunes - There would probably in time be no Country in the world which could boast of such a numerous race of substantial middling farmers whose condition tho' inferior to that of British Land holders would certainly be preferable to that of the great bulk of the Tenantry. -

Par. 9. "Constancy of change in the Number and "extent of farms from the necessity of Augmenting and "Reducing them every year in proportion to the number of hands -

In a Country where Petty farmers are so numerous changes must unavoidably happen among them - and the lands of some be diminished and of others increased as long as they are subject to the usual vicissitudes of human affairs - but it does not of necessity follow that these interior alterations should materially affect the general amount of Revenue, and while they do not, they are of no

no consequence – The loss from the decrease of some farms will generally be counterbalanced by the increase of others and the total will thus be kept nearly on a level – The failures which occasion the reduction of farms arise from high Rent and from poverty from imprudence and above all from the facility of farming which tempts poor people to engage in it without sufficient means who are often forced by the most trifling accidents to sell their Cattle and return to their former condition of laborers – after a farmer has got a certain number of Cattle he has no occasion to be at any further expence on this head for they multiply fast enough to enable him not only to keep the stock but also to sell some and to make a quantity of Ghee and from the produce to pay a considerable part of his rent – but the farmer who has no Cows but only one or two pair of plowing Bullocks must always include their price in the expences of Cultivation because when any of them die he can only replace them by purchase – But tho' the poorer class of farmers cultivating at a greater expence are more liable to fail and therefore cannot be so profitable

profitable to the state as the more substantial it is no reason that they should be discouraged for after all their failures the aggregate produce of their industry is more than it would have been had they continued as servants — were it not they would not have left their masters for men are not so ignorant as to persevere for any length of time in a pursuit in which the chances of success are not greater than those of failure — There will always be some losses and consequently balances outstanding every year and until lands shall become saleable Government must either remit them or collect them by a second assessment upon the Inhabitants.

Par 10. "Constraining all Ryots without exception "to rent their farms a number of years whether "agreeable or not to their inclinations or interest "which is indispensible to settle a whole District "in Lease &c."

It depends entirely upon circumstances whether a whole District may or may not be rented in lease without constraint — If the rent is lowered as much as every farmer wishes there is no doubt but the whole of them would be glad to take

take their lands in lease If the rent is higher than
these but still such as it is imagined they can pay
without much inconvenience - all the more substan-
-tial farmers will prefer a lease in order to secure
themselves from further demands but the poorer
sort having nothing of this kind to fear and
being also apprehensive that losses may disable
them from fulfilling their engagements will prefer
an annual settlement but if they are told that those
who do not agree to a Lease must give up their lands
most of them will rather consent than relinquish them
- but this alternative may be considered as some
degree of constraint that is to say it is violence to them
to insist on retaining the power of making your
own assessments - But the whole of a District might
be settled in lease without even the least appear-
ance of constraint for were it published that all
who consented to take their Lands for a certain
number of years would obtain a remission of 15
P Cent and that all who did not would be
obliged to pay the usual rent there is not a man
in the Country who would not agree to the lease.
- This shews that there is no absolute necessity
for

for constraint – If the remission is made without any such condition annexed to it, the Number of farmers desirous of a Lease would not be thereby much augmented for as the circumstances that give value to a Lease are certainty of possessions and security against any increase of Rent, if these also exist under an annual settlement there is no cause to lead the farmer to prefer the lease but several to make him prefer the annual Settlement – This is precisely the state of things in this Country – The farmers know that they may hold their lands as long as they chuse and that their Rents will never be raised – by this they have already all the benefits of a lease – but as by not binding themselves they have the chance of getting better lands than their own by the death or failure of the former occupants and are at liberty to take advantage of every opportunity that may offer of exchanging their situation for one more favourable – There is not one of them who will willingly accept of a lease – as long as they are convinced that there is no danger of a rise of Rents at a future period any present Remission would only tend to confirm them in their opposition

to

to a lease for as they would think that the remission had being granted solely for the purpose of prevailing on them to agree to it they would think that by persisting in rejecting it they would obtain a still further reduction — The inhabitants of these Districts have every where this year been released from the engagements into which they entered last, it would therefore now be in vain to attempt at present to renew them for being already sure that they were set aside, whenever it was suspected that they were unfavourable to them, they would imagine that the same indulgence would be shewn again and if they even agreed to a Lease they would do it without reflection and without any serious intention of abiding by their agreements longer than it suited their convenience — As there is however no likelihood that they will agree to a lease while rents remain unalterable, and as the privilege of throwing up whatever lands they please every year will render the Amount of Revenue uncertain, expedients might be adopted for introducing fixed Settlements by degrees, which is all that is wanted for the matter

matter is not of so much importance as to make it necessary to hurry it forward — Though the farmers have the option of throwing up their lands — They will cultivate nearly the same quantity every successive year and they will cultivate at least the same quantity as now upon an average of years. In some particular dry seasons they will give up a part of their dry lands and all the wet under tanks that have not been filled, but this will seldom exceed five and will probably never amount to ten ℔ Cent and will not therefore occasion any very material error in the Estimates of Revenue. This liberty though attended with little loss to the Public is of wonderful service to the farmers because it enables them to accommodate themselves to the seasons and thus to save in the natural way that which after much expence and labour of investigation must necessarily have been wholly or in part remitted at last or else collected by a second assessment which by keeping them poor would impede the progress of Cultivation and the future increase of Revenue — In the present state of the Country it is right that this advantage should be continued

to

to the inhabitants sometime longer — but in proportion as their circumstances improve it might be with-drawn in order to render it more easy to ascertain accurately the probable Amount of Collections. —

— The best way of doing it I think would be to publish that all farms not taken in lease would be given to whoever agreed to purchase them, the whole farm for one years Rent and any particular field for half its annual Rent — All lands which at the time of lease were under rated, and all which have been since improved would be immediately taken in lease the same would happen to all lands improved hereafter to all that were worth six Months Rent and only those which were worth less would remain under annual settlements. The lease would thus keep exact pace with improvement and would shew better than any investigation or Accounts the Actual State of the Country —

Par 11. Constraining them after that however Reduced in their circumstances to perform such forced engagement to make the settlement permanent &c. —

5. I have already said that a lease may be made

without

without any constraint but if by forced engagements is meant the farmers taking land on your terms rather than give it up - I certainly think that they ought to be constrained to perform such forced engagements - No assessment however low would perfectly satisfy the farmers the Collector must make it and as it is to be supposed that he has considered their ability to pay it he must insist on the fulfilment of agreements for did the farmers imagine that a remission would be granted for every accident they would not pay half their rents - As the lease settlement has been done away it is now of little use to discuss it but had it been followed up it might have been made permanent though not upon the very same lands - The failures in one quarter would have been made up by extra cultivation in another - Where Villages are so widely scattered and so small consisting often of only four or five huts and where many of them are in Jungles where the inhabitants are frequently swept away by sickness and where no body will go to supply their place it is impossible by any means whatever to draw always the same rent from the same

lands

lands but the same rent might always be drawn from the same District under the lease the deficiency caused by land being uncultivated from death, or misfortunes, might have been remitted the same stock was still in the Country that of the farmers who had failed was in other hands, but was still productive and along with the natural increase of that of the more fortunate farmers would have yielded a produce but on other Lands, equal to the deficiency if greater the excess would have been added to Revenue if less the difference must either have been raised by a second assessment or remitted—

Par. 12. Necessity of Remission even under annual "Settlements when their farms are proportioned to their circumstances &c—

16. Where farmers are so numerous failures must happen under every kind of settlement but it does not appear that Remissions are absolutely necessary under annual settlements— As the farmers have the power of throwing up their lands and keep only such as they can easily cultivate their losses in any one year can seldom be very great —If they are unable to discharge their several

balances

balances it will not bear very heavy on the Country to levy them by a second assessment it would be needless therefore to grant any remission under annual Rents, except on some extraordinary occasion such as a War or the total loss of the Crops - If the Lease Settlement is too high there will be numerous failures and as the Contributions to discharge them will distress the other farmers they will accumulate from year to year and at last render large Remissions unavoidable but this will not happen if the assessment is moderate for the very idea of moderate implies that the gain must exceed the loss and the increase the decrease of Cultivation and of course that Revenue will not fall - If a deficiency happens from the failure of a Detached farmer in a Remote situation the loss will be compensated by increase in other quarters - If it happens in a large Village the other farmers will be able to make it good without distressing themselves - There is no foundation for believing that losses will accumulate but if they did it would not be in so great a proportion as the gains & would not therefore bring Revenue below its level. It does not necessarily follow that because they happen in a Village one year they must

again

again occur there to the same or to a greater amount every succeeding year - for if a timely remission is granted to the defaulters though not to the Village or District it is probable that many of them will recover themselves the ensuing season and be able to pay their rents as usual - There would therefore be a Revenue not only secure from defalcation but also continually increasing though not on the same lands and there would therefore be no positive necessity after whatever length of time for making any Remission on the total of the lease settlement - It may be a question to what extent demands against defaulters ought to be carried, and whether or not their whole property as far as it will go should be applied to discharge their debts - I should think it best never to carry the rigour of exaction so far as to deprive them of their ploughing Cattle because their labour as Servants will not be so productive as when working for themselves and because the sale of their Cattle would not in general yield so much as this difference of produce and would therefore in the end be a loss to the other farmers who are every year to pay up the deficiency occasioned

by

in Possession of their Cattle, is, that it wd. encourage them by their failure – The objection to leaving them, to conceal their property and exaggerate their losses but this would be obviated by always requiring that the balance should be made up by the remaining farmers who in order to save themselves would make it their business to discover the truth – Though upon this principle if strictly adhered to, there would be no remissions, yet it might be proper to keep up the custom of always granting a few but within a small limited sum for the practice of doing it renders the manager of the Country acquainted with the circumstances of the inhabitants and qualifies him to judge in times of public calamity when it becomes unavoidable how far it ought to be extended which if he had not learned from experience he might at once upon misrepresentations and without any cause remit a greater sum than the amount of all his former savings. –

Par 13. Want of landed Security because the land in general not yielding any profits of Stock under the present assessment it is worth Nothing &c

I have already stated the reasons (Par 7) why land

land is not saleable and why it is therefore no security for defalcations - It is not however because it does not yield any profits of stock under the present assess-ment - It might yield the full profits of stock and still be of no value as security, for besides all these profits it must yield an overplus as Rent before it can become saleable and it is only in proportion to this overplus that it can be worth any thing as security. It is not easy to believe that it does not at present yield the profits of stock for it certainly must yield the profits of all that is employed upon it, because if it did not this stock could not be kept up and would either be consumed or withdrawn.

- If profits are small it may be imputed as much to the poverty of the people as to the rate of assessment for as their stock is usually inade-quate to giving their lands even a tolerable decree of culture great returns cannot reasonably be expected. -

Par. 14. "The consequent necessity of making "Securities pay up the Rents of defuncts and ab-sentees which is hard, or of obliging the Ryots of Villages to pay them which is unjust.

It has been before observed (Par. 11) that a lease Settlement agreeable to the present assessment cannot be permanent unless individual losses are collected from the great body of the farmers. With respect to the hardship or injustice of such a measure it does not seem to be harder that a farmer should pay for the failure of a person for whom he has stood Security than that a tradesman or a merchant should do the same.

It is also hard for a man to be obliged to pay his own losses but neither the one hardship nor the other have any thing peculiar in themselves but are common to every condition in life. The person for whom the security is given is often merely the Labourer of the farmer who receives his wages and has nothing to do with the produce of the Land in this instance when a loss occurs the farmer in the Character of a Security is only paying for himself but the greater part of farmers are so ignorant & so simple, and so little accustomed to security transactions that it is impossible to impress them with a proper sense of their Nature or by any warning to deter them from becoming bound

bound for much more than they can pay themselves on account of men whom they are certain will fail. - For this Reason I think that no individual security should ever be taken for Rent except where the Security has an interest in the engagement as in the case of a father for a son or one partner for another - There is not the same objection to general Securities or to whole Districts becoming Responsible for the amount of their Rent and they ought cer=tainly to be adopted as without them there can be no dependance on the permanency of Revenue - As to their being unjust it is not at all clear in what light they can be considered as such - If it be not unjust to raise a land Rent to answer the demands of Government or even to increase this Rent on par=ticular emergencies it cannot surely be regarded as more unjust to collect the deficiencies of the fixed Revenue by a second Assessment - The increase of revenue and the levy of the deficiency are both taxes of the same nature to the inhabitants they are some what more than they had expected to have been called upon for - but as they are raised by a measure which has no partiality in its operation

but

but is the same to all men they may be disagreeable they may be even oppressive - but they cannot be deemed unjust.

Par 15th Removal of head farmers and increase of small ones consequences of Reducing the profits of farming &ca.

Small farms are increased by Cheapness of land and facility of farming (Par 8) and though head farmers are certainly diminished by high Rents it does not appear that this has been the case in this country or even if it had that if no other consequence has followed any harm has been done - If by head farmers we are to understand men holding large tracts of ground from Government which not being able to cultivate all themselves they let in part to other men who cultivate with their own stock and pay them a rent - if the increase of Rent were carried so far as upon the under farms to equal both the share of Government and the Rent to these head farmers they could no longer Remain as head farmers because the under farms being now of no value - they would give them up - but the under farmers paying no more than usual would cultivate the

the same lands as before and both they and the head farmers would just occupy as much as they could respectively manage with their own Stock. If the advantages thus lost had always been enjoyed by the head farmers the taxation which abolished them might be considered as extremely oppressive but I have never been able to discover that any such race of head farmers ever existed in this Country indeed it was impossible from the nature of things that they could — There was no property in land, no fixed Rent, whoever gave most for a field got it demands rose with improvements every man was obliged to pay as much as he could, and as Government had plenty of land to give away it is evident that those only could be head farmers who had lands to give to under farmers at a lower Rent than the waste of Government a circumstance that could scarcely ever happen except through the Collusion of the Revenue Servants — It did however sometimes happen but was confined to the few, who were useful to them as agents in raising extra Collections &c but as these head farmers were merely temporary depending entirely on their friends in the Cutchery seldom preserving their

their situations and advantages of low Rents more than a few years and never for life it may be said that there never was any class of head farmers in these Districts and as there are none now it is neither the interest of Government nor of the people in general that they should be established - The fair mode of settlement is that Rents should be equal to all and every man should just have as much land as he can cultivate with his own Stock - If Rents are every where equal that is to say proportioned to the nature of the soil there can be no head farmers however low the Rents may be while any Arable land remains unoccupied because every man who has Stock will take land from Government for himself - If there are no head farmers and if Rents are equal a proportional augmentation of them will not increase the number of small farmers but will rather tend to oppose it by increasing the expence of farming and thereby rendering it more difficult for the Servants of farmers to obtain a sufficient Stock in order to leave their Masters and set up for themselves It therefore appears that when Rents are equal head farmers are not always increased

increased by their being low ^nor small farmers by their being high —

Par. 16 — The necessity that involves of Government "conducting the affairs of husbandry by prescribed and "fixed Rules which not applying to all times and "circumstances are detrimental to agriculture &c —

20 Government does not meddle with the affairs of husbandry farther than Collecting the rents — it "however may ^be said that in doing this from such a Number of individuals its ignorance of their circumstances is often hurtful to agriculture by making it exact payment where remission ought to have been granted but that the head farmers being fully acquainted with the condition of all those - under them, would porportion indulgence to the extent of their various misfortunes — It is not certain that they would always make the proper use of their knowledge and if they did, it would not after all make it adviseable that the Country should be Rented by them — for the casual and temporary evils which might arise from the ignorance of the Servants of Government would be nothing in Comparison to the lasting injury which the Country

=would

would sustain from being divided among great Landholders

Par. 17. "The loss which must be generally felt by "the petty farmers or labouring poor in times of scarcity "from the want of head farmers who used to supply "them with Grain.–

Great farmers are more likely to produce poverty than to relieve, it for in proportion as they increase, small farmers decrease by being converted into labourers – Though there are properly no great farmers in this Country there are many who are something similar to them – These men when a poor farmer has not stock enough to cultivate his farm supply the deficiency on condition of receiving a share of the produce but their terms are either originally so hard or afterwards rendered so by taking advantage of his inability or want of punctuality that these Contracts most frequently terminate in their getting possession of all his little stock and even insisting on his working for them until he discharges which he probably never will some real or pretended balance that they have contrived to accumulate against him his labour is now so much more profitable to them than to himself that in times of

of Scarcity they will supply him with Grain and endea-
-vour to preserve him for the same reason that they
wish to preserve their Cattle - This is nearly what
often takes place under all Governments, but more
especially under those which are arbitrary and
rapacious - The great farmers being uncertain how
long they may hold their lands have no motive for
improving them and still less for being anxious
about those of the under farmer and though they may
know that his future prosperity would be beneficial
to themselves they seldom have patience to make
the experiment but follow the shorter road of
making the most of him for the present they feed him
when in want but they prevent him from becoming
independent and able to feed himself - Wherever a
Country is divided among great farmers the poor
are numerous because there are then only two classes
proprietors and poor labourers The more the lands
are divided among small farmers who have the means
of cultivating them and the fewer number of great
farmers the fewer ~~al~~ will be that of the labouring
poor, and the less the necessity of supplying them
with grain in times of Scarcity. -

I now

Par. 18 – "Increase of the public Revenue which is a lack "more than Tippoo's Village rental of 1788/9 ~~when~~ it was "higher than it had ever been before &c.

The publick Revenue of the Center Division of these Districts is not greater now than it has been in former times – It was as high in other years under Tippoo as in 1788/9 and has been higher still at earlier periods but even taking 1788/9 it is not higher now than it was then – The Rental of that year by the Village account was as follows –

	Land Rent	Enaums	Land & Enat	Customs &c	Grand total
Settlements	162,433	13,224	175,658	11421	187,079
Collections	143,211	13224	156,435	11,323	167,758
Balances	19,222	"	19223	98	19321

The Balance of land Rent here is a false balance for the whole Settlements and even more were collected from the farmers – In these Settlements, are included lands amounting to 9000 Pagodas given to the Condachars or Militia at a low Rent in lieu of pay – These lands at the usual Rates of assessment now yield near treble their former Rent of 1788/9 To this might also be added the rents of Sirkar lands formerly entered as Enaums but now resumed and of lands greatly underrated and

and more frequently free of all rent enjoyed by the Revenue Servants or their connections some resident in the Country and some not, who contributed nothing to Revenue but drew the full Rent from the Cultivator ++++++++++++++++++++++ these might amount at a low estimate to 3000. Pagodas so that the total land Rent of that year was Pagodas 1,74,433. - The collections of land rent last year including lands not entered in the Jummabundy Pagodas 1,67,000 - which is higher than the settlement of 1788/9 but rather less than the actual Collections of that year when the deductions for Militia and other lands are added to the Account - It may be said that the profits on lands held by Revenue Servants being generally spent in the Country were of advantage to it - This they certainly were in some degree - but as they were scarcely ever appropriated to the improvement of land they could only be of use to agriculture in the same way that so much money would have been, if issued as pay to Troops by increasing the demand for the productions of the soil but even in this view the disbursements to the present civil and military

Military establishments are greater than they were under Tippoo added to the peculations of all his Cutchery Servants - These peculations or by whatever name they may be called, the extra profits of Curnums and Potails above what they now receive were those only which could be said to afford the Cultivator any direct benefit superior to what he now possesses, - but even of these only a small portion was applied to the purposes of agriculture - The rest from the dread of its bringing on the possessor the reputation of wealth was either buried or squandered in Pagoda feasts shews and Marriages - There can be no doubt but that this is the case for there is scarcely a substantial Curnum or Potail in the Country and they are in general as poor as the other farmers and often more so from effects of past extortion - It appears therefore that as much Rent was drawn from the great Mass of Cultivators under Tippoo as at present tho' less was carried to the publick account that the balance retained in the Country did not afford any immediate Relief to the lower orders of the farmers or any permanent advantage to the higher, beyond

what

what they now enjoy — Were it even admitted that the former was a lack under the present Rental of the Ceded Districts it would be no proof that the condition of the Inhabitants was better, for when there was no fixed rule or period of collection, or security of property, and when every exertion of industry was discouraged by never ceasing exactions from every man who had any thing to give and often by imprisonment and punishment to extort imaginary or concealed treasure, it might have been more distressing to the Country to pay the smaller sum than it is now to pay the larger — The present Rental will however now no longer exceed the former either in fact or even by a Comparison of Accounts, for the option given to the farmers of throwing up one part of their lands without raising the Rent of the other as was then the custom will probably reduce it to the level of what it appears to have been in 1788/9. by the false statements of the Curnums — But though I see no reason to believe that the actual Collections from the Country have ever been higher under the Company's Government than at earlier periods — I still think

that

that they ought to be diminished —

Par. 19. — "Consequent extension of Government's "interest in agriculture which gives it a greater pro=perty in the produce than any other Government "has been known to have &c. —

I imagine that every native Government in India demands as great a share of the produce as Government does here — The observation is very just, that an increase of taxation increases the difficulty of recovering lawful debts, for it diminishes the means that the debtor has of discharging them — but it does not seem so clear that Governments having a large or a small number of farmers to deal with should make any alteration on this head for it never can be the interest of any Government to impede the course of justice in recovery of legal debts — The only possible case in which numerous farms held immediately of Government could interfere with justice might be when a Revenue Servant might hinder a creditor from recovering a just claim from the mistaken notion, that it might injure Revenue by disabling the debtor from paying his Rent but it is plain that a preference of the public to

private

private interests could never dictate such a conduct because if the Creditor is a farmer or a Merchant of the Country his losing the Money or the debtors paying it would have nearly the same effect on Revenue - and if a stranger, the Distrust which it would create the difficulty of borrowing which would ensue and the consequent rise of the rate of Interest would occasion infinitely more mischief to the Country and loss to Revenue than could have been counter-balanced by the temporary advantage of Realizing the Rents of the debtor - But lenders might advance their Money with the same confidence to the immediate tenants of Government as to those of head farmers were it published that the same rule of Recovery would be observed in both cases - It might then become question whether Government or what would be the same thing head farmers should on the failure of their tenants, share only in proportion with other Creditors or should first seize effects for the Amount of the Rents before these Creditors could be entitled to any division - It would probably be best that Rents should always be paid before the admission of other claims - This is generally understood

understood at present and the Lender does not regard the Rent but the overplus as that which constitutes his security for the debt, he knows how far his right extends and has no reason to complain if he is not allowed to go farther and it is perhaps on the whole as well for him that it should be so - for if the Landlord found that the Rents of his tenant could be seized by a Creditor he would give the land to another man and by doing so deprive the tenants of the only means of paying his debts -

Par 20 - "Multiplication of Labour which such "an extension of Governments concerns occasions "to its Servants and which must increase demands upon the Collectors time or oblige him to delegate authority to others - -

If assessments are so high as to be oppressive the Collection of them will be difficult and will therefore occupy the whole of the Collectors time - but if they are moderate it would make very little difference to his time whether he has to demand them from a few great farmers or from many thousand small ones as at present it would employ a few more accountants but would scarcely

scarcely give him any additional trouble – When lands are held immediately of him the grants are all of the same form, the conditions of all are exactly similar, and as they are perfectly well known there are rarely any disputes or references about them so that however great the number of farmers they seldom take up any extraordinary part of his time except when they apply for Remissions – but were the Country portioned out among great farmers the endless variety of their agreements with their tenants for personal service for rent for kind or for a part of both sometimes merely verbal or if written in different forms vaguely expressed and of doubtful meaning would give rise to such endless disputes and Complaints as would probably give him more trouble than he could have suffered from giving the lands to small farmers – To guard against this the great farmers might be required to adopt certain specific forms in drawing out their agreements with their tenants but the very endeavour to introduce this practice and the perpetual attention which would be necessary to keep it in force would occupy as much of his time as if the whole had been transacted in his own Cutchery – In these Districts

Districts it is not the number of small farms but the want of any fixed System of management changing a part or the whole of it every year and the detail connected with the Survey which have hitherto created so much labour for the Collector — When changes are at an end and a fixed plan determined upon, tho' farms should remain as small as at present the discharge of every part of his duty will demand no very extraordinary degree of application. —

Par. 21 — "Inefficacy of delegated Authority from "the want of moderation, zeal or ability, and often from "the abuse of it, which shews that the conduct of "Agriculture should be left to the husbandmen who "can yield to all times &c"

25. The conduct of agriculture so far as regards every man having the management of his own farm should certainly not be interfered with by the Revenue Servants but if by leaving it to the husbandmen it is meant that farmers should have whole Districts or Villages or even any portion of land beyond what they can stock themselves under their charge reasons have already been given (Par. 17) for thinking that such a system would be extremely

prejudicial

prejudicial to the general welfare of the Country — as to the evils of delegated authority it may be said that they must always exist — The Collector cannot do every thing himself nor is it necessary that he should, were he to lose himself in detail a single Village would be as much as he could manage and Revenue would be swallowed up — in the expence of Collection — There are men enough among the natives who are better acquainted with the state of the Country and the manners of the people and who are better qualified to carry on the detail of Revenue to detect imposition and to investigate to the bottom and settle all disputes and litigations than any European ever can be — It is his business not so much to lose his time to no purpose in the vain attempt to do every thing as to make those do who can do better than himself — With respect to the separation of the judicial from other powers it may be doubted if it would produce any good; one of the strongest arguments against the union of the judicial and executive functions that the Admini-stration of justice may thereby be converted into an Engine for destroying the liberties of the people has no existence in this Country — The people are already &

under

under a foreign Dominion and can look for nothing more than the preservation of their own Laws and Customs so far as they are compatible with the security of the authority of that Government — It would be impossible to communicate to them all the advantages of English jurisprudence without first making them Englishmen — Were native Courts of justice established in each Province their decisions would be partial and corrupt — Were European judges appointed to superintend them they as being also officers of Government could have no more inducements to guard the people from wrong than the Collector and the nature of their Office precluding them from acquiring so intimate a knowledge of the people would render them on most occasions more liable than him to be deceived in their judgements — There is yet but little property in the Country to go to Law about; litigations are chiefly about the boundaries of fields stray Cattle and the wages of farmers Servants or shares of their partners and as they are connected with Revenue they could no way be so fairly or so expeditiously settled as by the Collector and his Tahsildars or by Punchayets under their

their direction—It would be proper to have a superior Court to appeal to, from the decisions of the Collector and to Complain against himself when guilty of any act of oppression but it should not interfere with the interior management of his District for the whole Authority both civil and judicial should be vested in him—for if a Court of justice is establish[ed] in his District the Expence of Government will be greatly increased and the Collection of the Revenu[e] impeded without the smallest benefit to the people

6 I have now fully stated my sentiments on you[r] different queries and shall proceed by combining the result of them with what I have said in my Letter of the 18th of July last to deliver my opinion as to the best mode of forming a permanent settle-ment of the Revenue of this Country—The lease o[f] founded upon the survey having been abandoned cannot possibly for many reasons (Par. 10) be reestablished as before—Its duration of only one year in most Districts and two in a few was of too short a date to admit of any accurate estimate being formed of its probable consequences—It appeared most likely however (Par. 11) that

though

though the Settlements might always have been realized yet the condition of the inhabitants would have been little bettered without a considerable Reduction of them — The great point in making a Settlement is the Rate of assessment all other Regulations connected with it are of very inferior importance — It needs no argument to shew that the lower it is the better for the farmers — I have proposed such an abatement as when the cheapness of Cultivation and the great Returns from the seed are taken into consideration will be found to leave them in possession of as great advantages as any race of Husbandmen in the world — It must however from this be inferred that Land will become saleable on a sudden for the frontier situation of these Districts and other Reasons (Par. 7) must long prevent it from generally obtaining any Value at all and perhaps for ever from attaining that Value which it bears in Europe The plan which it appears to me would be best calculated to secure to the People the fruits of their industry and to Government a Permanent Revenue is comprised under the following heads in which references are made to the Paragraphs in

which

which the particular reasons for each are given at length —

1 A Reduction 15 ℔ Cent to be made on the Lease Settlement (Par. 6)

2 The Country to be rented immediately of Government by small farmers as at present, every one receiving just as much land as he demands. (Par. 8.15.17)

3. Settlements to be annual, that is to say, every man to be permitted to give up or take whatsoever land he pleases yearly. (Par. 10)

4 Every man to have a part or the whole of his lands in lease who wishes it and in order to encourage the application for leases — all lands held under annual tenures to be taken from the occupants and given to such other farmers as may demand them in lease on their paying to Government as purchase money one year's Rent for any particular field or one half year's Rent for the whole farm. (Par. 10)

5. Villages and Districts to be responsible for all individual failures. (Par. 14)

The following regulations are from my letter of the 18th July last —

All

65

6. All lands included in lease should remain invariably at the rent then fixed after the proposed reduction of 15 ℘ Cent.

7. All Lands not included in Lease should be rented at the average of the Village to which they belong.

8. Lands included in the lease being given up and allowed to lie waste for any number of years, should when again occupied pay the very first year, the full rent as before.

9. All Casts whether natives or aliens to pay the same rent for the same land.

10. No additional rent ever to be demanded for improvements. The farmer who by digging a well or building a Tank converts dry land into Garden or Rice fields, to pay no more than the Original Rent of the ground.

11. No Reduction of the Established rent ever to be allowed, except where the Cochineal plant, Mulberry &ca. are Cultivated.

I am,
Sir,
Your obedient Servant
(signed) Thos. Munro

Cy. Thos. Clubley Ast.

8/624[8]